LOT 5
IN OR 605 PG 1237
COUNTRYSIDE EST PB 5/241

GULLEY STEVEN W & JONI DIANE
45221 STRATTON ROAD
CALLAHAN, FL 32011

2023

47-2N-25-501C-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

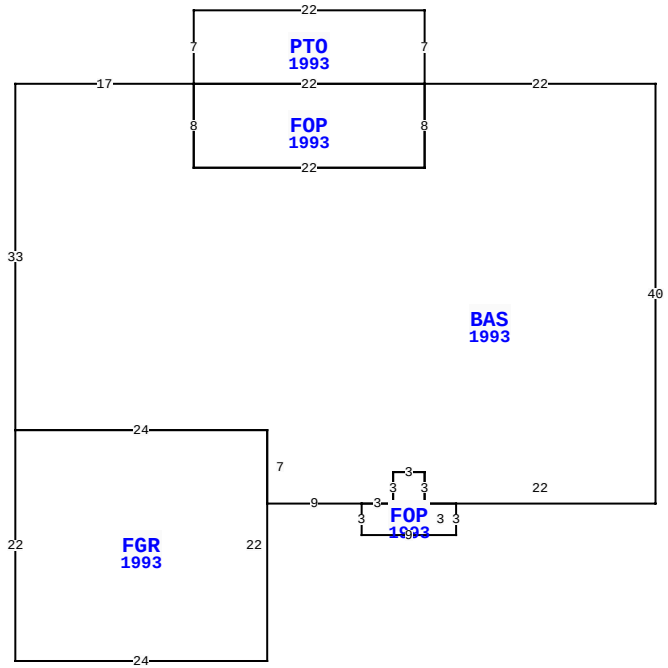
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8018.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,087	100	2,087	209,198
FGR	528	55	290	29,069
FOP	36	30	11	1,103
FOP	176	30	53	5,313
PTO	154	5	8	802
TOTALS	2,981		2,449	245,484

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,449	104.8600	124.52	304,949	1991	1996	0	0	0	19.50	80.50

1 SNGL FAM – 100% - 0 Heated Area: 2087 HX Base Yr



45221 STRATTON RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		245,484
TOTAL MARKET OB/XF VALUE		7,429
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		312,913
SOH/AGL Deduction		173,278
ASSESSED VALUE		139,635
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		89,635
TOTAL JUST VALUE		312,913
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,520

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B173346	REPAIR/RRF	16,459	05/01/2017
6827	NEW CONSTR	80,205	11/05/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0605/1237	8/29/1990	WD	Q	V		19,000

GRANTOR: P C ENTERPRISES
GRANTEE: GULLEY STEVEN & JON

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 PTO=[YR=1993] N7 W22 S7 FOP=[YR=1993] S8 E22 N8 W22$ E22$S8 W22 N8 W17 S33 FGR=[YR=1993] S22 E24 N22 W24$ E24 S7 E9 FOP=[YR=1993] S3 E9 N3 W3 N3 W3 S3 W3$ E3 N3 E3 S3 E22 N40$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520	
2	0811	CONCRETE B	0	100	0	0	1,475.00	SF	5.20	5.20	100	1991	1991	3	64	4,909	

LAND DESCRIPTION

TOTAL OB/XF 7,429

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0006	RS-1	126.00	260.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 05/31/2018 BY KBX Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS